# FRASER VALLEY REGIONAL DISTRICT

# ELECTORAL AREA SERVICES COMMITTEE

# OPEN MEETING MINUTES

Thursday, October 15, 2020
1:30 pm
FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

Members Present:
Director Bill Dickey, Electoral Area D, Chair
Director Terry Raymond, Electoral Area A *(via Zoom conference call)*
Director Dennis Adamson, Electoral Area B *(arrived at 1:34 pm - via Zoom conference call)*
Director Wendy Bales, Electoral Area C
Director Orion Engar, Electoral Area E *(via Zoom conference call)*
Director Hugh Davidson, Electoral Area F *(via Zoom conference call)*
Director Al Stobbart, Electoral Area G *(via Zoom conference call)*
Director Taryn Dixon, Electoral Area H

Staff Present:
Jennifer Kinneman, Chief Administrative Officer
Kelly Lownsbrough, Director of Financial Services/Chief Financial Officer *(via Zoom conference call)*
Jaime Reilly, Director of Legislative Services/Corporate Officer
Tareq Islam, Director of Engineering & Community Services *(via Zoom conference call)*
Graham Daneluz, Director of Planning & Development
Stacey Barker, Director of Regional Services *(via Zoom conference call)*
David Urban, Manager of Outdoor Recreation Planning *(via Zoom conference call)*
Dave Roblin, Manager of Operations *(via Zoom conference call)*
Tony Bartko, Manager of Building Inspection Services *(left at 2:10 pm - via Zoom conference call)*
David Bennett, Planner II *(via Zoom conference call)*
Katelyn Hipwell, Planner II *(via Zoom conference call)*
Tyler Davis, Fire Dispatch Management Communications Coordinator
Kristen Kohuch, Executive Assistant to CAO and Board *(recording secretary)*

Also Present: Nicole Bellay *(with respect to item 4.1 via Zoom conference call)*

## 1. CALL TO ORDER

Chair Dickey called the meeting to order at 1:30 pm.

## 2. CHAIR'S REPORT ON REGIONAL AND CORPORATE SERVICES COMMITTEE MEETING

Chair Dickey provided a brief summary of the Regional and Corporate Services Committee Meeting of October 15, 2020.

## 3. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By RAYMOND
Seconded By DIXON

**THAT** the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of October 15, 2020 be approved;

**AND THAT** all delegations, reports, correspondence and other information set to the Agenda be received for information.

**CARRIED**

## 4. DELEGATIONS AND PRESENTATIONS

### 4.1 BC Energy Step Code

Nicole Bellay provided a presentation with respect to the BC Energy Step Code, highlighting the following points:

- The BC Energy Step Code sets higher requirements for energy efficiency of buildings using a series of steps;
- In 2017 industry sectors accounted for 39 % (25.3 tonnes) of carbon dioxide emissions, transportation the same, and buildings accounted for 22% (14 tonnes);
- The goal of the Step Code is, by 2032, to have new buildings 80% more energy efficient than homes built today;
- A roadmap to net-zero energy-ready buildings was outlined;
- Performance compliance includes Energy Modeling by Natural Resources Canada Certified Energy Advisor and air-tightness testing; and,
- Discussion of BC local governments that have adopted of the Step Code and overview of the potential trade-offs and benefits.

Discussion ensued and it was noted that the Step Code is aimed at new construction because retrofitting old or existing buildings to meet requirements would be too complex and costly. Ms. Bellay commented that the Step Code is not mandatory at this time though it may be in the future as the Province's goal is to have buildings net-zero energy efficient by 2032. Staff added that at this time some local governments have created incentive programs for homeowners. The Committee offered comments in favour of working energy efficiency requirements into neighbourhood plans.

## 5. MINUTES/MATTERS ARISING

### 5.1 Draft Electoral Area Services Committee Meeting Minutes - July 14, 2020

Comments were offered regarding the format of meeting minutes.

Moved By DIXON
Seconded By DAVIDSON

**THAT** the Minutes of the Electoral Area Services Committee Open Meeting held July 14, 2020 be adopted.

**CARRIED**

### 5.2 Draft Electoral Area Services Committee Meeting Minutes - September 9, 2020

Moved By RAYMOND
Seconded By STOBBART

**THAT** the minutes of the Electoral Area Services Committee Open Meeting held September 9, 2020 be adopted.

**CARRIED**

### 5.3 Draft Electoral Areas Priority Setting Workshop Minutes - September 17, 2020

Moved By DIXON
Seconded By RAYMOND

**THAT** the minutes of the Electoral Areas Priority Setting Workshop held September 17, 2020 be adopted.

**CARRIED**

## 6. FINANCE

### 6.1 Funding Commitment - Sunshine Valley Community Recreation Society, Electoral Area "B"

Concerns were raised with respect to a potential conflict of interest for the Director in Electoral Area B due to the Director running in the 2020 provincial elections. The Chair noted that it is the responsibility of the Director to declare a conflict of interest.

Moved By DIXON
Seconded By BALES

**THAT** the Fraser Valley Regional District Board authorize a conditional contribution up to $100,000 to the Sunshine Valley Community Recreation Society, funded from Community Works Fund and Community Forest Dividend budgets, to contribute towards the construction of an outdoor rink, Splash Park and social seating areas, conditional upon the Sunshine Valley Community Recreation Society's successful application to the Investing in Canada Infrastructure Program to contribute the balance of the costs.

**CARRIED**
**Directors Raymond and Stobbart Opposed**

### 6.2 2020 Grant-In-Aid Request – Spuzzum First Nation, Electoral Area "B"

Again, concerns were raised with respect to a potential conflict of interest for the Director in Electoral Area B due to the Director running in the 2020 provincial elections.

Moved By RAYMOND
Seconded By DIXON

**THAT** the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of $2,500 to Spuzzum First Nation, funded from the 2020 Electoral Area "B" grant-in-aid budget, to help fund the purchase of highway signage for the community.

**CARRIED**
**Directors Raymond and Stobbart Opposed**

## 6.3 2020 Grant-In-Aid Request – 1st Hope Scouting, Electoral Area "B"

Again, concerns were raised with respect to a potential conflict of interest for the Director in Electoral Area B due to the Director running in the 2020 provincial elections. Comments were offered by the Electoral Area B Director noting provision of similar Grant-In-Aids in previous years.

Moved By BALES
Seconded By STOBBART

**THAT** the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of $2,600 to 1st Hope Scouting, funded from the 2020 Electoral Area "B" grant-in-aid budget to help offset the costs associated with purchasing one and two person tents, camping hammocks, small cook stoves and pots/pans.

**CARRIED**
**Directors Raymond and Stobbart Opposed**

## 6.4 2020 Grant-In-Aid Request – Chilliwack River Valley Volunteer Fire Department, Electoral Area "E"

Staff commented that should the Chilliwack River Valley Volunteer Fire Department host a Christmas appreciation meal this year, it can be expected that there will be COVID-19 protocols in place.

Moved By ENGAR
Seconded By ADAMSON

**THAT** the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of $1,500 to the Chilliwack River Valley Volunteer Fire Department, funded from the 2020 Electoral Area "E" grant-in-aid budget to help offset the costs associated with hosting an annual Christmas appreciation meal.

**CARRIED**

## 6.5 2020 Grant-In-Aid Request – McConnell Creek Farmers Institute, Electoral Area "F"

Moved By DAVIDSON
Seconded By RAYMOND

**THAT** the Fraser Valley Regional District Board approve a Grant-in-Aid to the McConnell Creek Farmers Institute (community hall) in the amount of $5,000 to be funded from the 2020 Electoral Area "F" grant-in-aid budget to cover fixed costs of the hall such as insurance, hydro, gas, telephone due to their inability to rent out the hall as a result of COVID-19 restrictions.

**CARRIED**

### 6.6 2020 Financial Plan Amendments

Moved By DIXON
Seconded By ADAMSON

**THAT** the Fraser Valley Regional District Board direct staff to prepare for the Board's consideration an amendment to the Fraser Valley Regional District 2020 – 2024 Financial Plan Bylaw No. 1585, 2020 to include expenditures for the Frosst Creek Basin clean-out, FVRD boardroom technology upgrades, and the Hemlock Valley Transfer Station Relocation.

**CARRIED**

## 7. ENGINEERING & UTILITIES

### 7.1 Nominal Crown Tenure for Nicomen Island Shoreline Protection Project

Moved By STOBBART
Seconded By DAVIDSON

**THAT** the Fraser Valley Regional District Board approve the submission of a Nominal Crown Tenure (NCT) application for the Nicomen Island Improvement District (NIID) dike improvement project.

**CARRIED**

### 7.2 Fraser Valley Regional District Hatzic Prairie Water System Service Area Amendment Bylaw No. 1561, 2020

Moved By DAVIDSON
Seconded By ADAMSON

**THAT** the Fraser Valley Regional District Board consider giving first, second and third readings to the bylaw cited as *Fraser Valley Regional District Hatzic Prairie Water System Service Area Amendment Bylaw No. 1561, 2020*;

Comments were offered regarding the ability to restrict the use of the Hatzic Prairie water system for domestic purposes only. Concerns were raised regarding the potential for the use of this water system for commercial or agricultural purposes. Discussion ensued, resulting in the following motion:

Moved By DAVIDSON
Seconded By ADAMSON

**THAT** the bylaw cited as *Fraser Valley Regional District Hatzic Prairie Water System Service Area Amendment Bylaw No. 1561, 2020* be referred back to staff for further clarification on how domestic only water usage can be assured until such time results become available for the Miracle Valley Aquifer Assessment.

**CARRIED**

## 8. PLANNING, BUILDING INSPECTION AND BYLAW ENFORCEMENT

### 8.1 Development Variance Permit 2020-10 to reduce required setbacks for the existing patio and proposed addition to the Sasquatch Inn at 46001 Lougheed Highway, Area C

Concerns were raised regarding high levels of water in the parking lot. Staff commented that through the development permitting process they can engage with Fraser Health to assure that there are proper sewage disposal facilities to handle waste.

Moved By ENGAR
Seconded By RAYMOND

**THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2020-10 to reduce highway and rear setbacks for the property located at 46001 Lougheed Highway, Area C, subject to consideration of any comments or concerns raised by the public.

**CARRIED**

## 8.2 Development Variance Permit 2020-18 to vary the maximum height for an accessory building at 45713 Elizabeth Drive, Electoral Area H

Concerns were raised regarding the possibility for this permit to allow for a conversion into a secondary suite. Staff commented that the proposed building includes a small second story loft of approximately 240 square feet, open to the rest of the garage, with access only through the garage.

Moved By DIXON
Seconded By ENGAR

**THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2020-18 to vary the maximum height for an accessory building from 5.0 metres to 6.4 metres at 45713 Elizabeth Drive, Electoral Area H, subject to consideration of any comments or concerns raised by the public.

**CARRIED**

## 8.3 Development Permit 2020-19 for the form and character of Phase III subdivision of Aquadel Crossing at 1885 Columbia Valley Road Electoral Area "H" to permit the construction of a mix of ranchers, two storey, and three storey single family detached resort

Moved By DIXON
Seconded By ADAMSON

**THAT** the Fraser Valley Regional District Board issue Development Permit 2020-19 regarding the form and character of Phase III subdivision of Aquadel Crossing at 1885 Columbia Valley Road Electoral Area "H" to permit the construction of a mix of ranchers, two storey, and three storey single family detached resort residential dwellings;

**AND THAT** the Fraser Valley Regional District Board authorize amendments to the existing form and character covenant (charge CA5854378) to permit the form and character of Phase III of the development as detailed in Development Permit 2020-19.

Discussion ensued and concerns were raised regarding recently proposed changes to Phase III subdivision of Aquadel Crossing by the developer and that the Aquadel Strata requires more time to review.

Moved By DIXON
Seconded By ADAMSON

**THAT** Development Permit 2020-19 for 1885 Columbia Valley Road, Electoral Area "H" be referred back to staff.

**CARRIED**

## 8.4 Official Community Plan Amendment Bylaw No. 1599, 2020 to implement the findings of two recent reports regarding the Chilliwack River Erosion Setback Line

Staff clarified that although the proposed amendments to the Official Community Plan are minimal and technical in nature the *Local Government Act* requires that the amendments be made.

Moved By ENGAR
Seconded By STOBBART

**THAT** the Fraser Valley Regional District Board consider giving first reading to *Fraser Valley Regional District Official Community Plan for Electoral Area E and H Amendment Bylaw 1599, 2020* to implement the findings of two recent reports regarding the Chilliwack River Erosion Setback Line;

**THAT** *Fraser Valley Regional District Official Community Plan for Electoral Area E and H Amendment Bylaw No. 1599, 2020* be forwarded to Public Hearing;

**THAT** the Fraser Valley Regional District Board delegate the holding of the Public Hearing with respect to proposed Bylaw 1599, 2020;

**THAT** Director Engar, or his Alternate in his absence, preside over and Chair the Public Hearing with respect to proposed Bylaw 1599, 2020;

**THAT** the Chair of the Public Hearing be authorized to establish procedural rules for the conduct of the Public Hearing with respect to proposed Bylaw 1599, 2020 in accordance with the Local Government Act;

**THAT** in the absence of Director Engar and his Alternate at the time of the Public Hearing with respect to proposed Bylaw No. 1599, 2020 the Fraser Valley Regional District Chair is delegated the authority to designate who shall preside over and Chair the Public Hearing regarding this matter;

**AND THAT** in accordance with Section 475 of the Local Government Act, the Fraser Valley Regional District Board adopt the Official Community Plan consultation strategy as outlined in

the corporate report dated October 15, 2020 for Bylaw 1599, 2020. The consultation strategy includes a notice and referral to the Stò:lō Connect referral system;

**AND FURTHER THAT** the Fraser Valley Regional District Board consider Bylaw 1599, 2020 in relation to the FVRD financial plan and the FVRD waste management plan.

**CARRIED**

## 8.5 Sandpiper Golf Course redevelopment proposal and Neighbourhood Plan process at 14282 Morris Valley Road, Electoral Area C

Comments were offered regarding discussions with community members about their experiences with other neighbourhood plans.

Moved By BALES
Seconded By RAYMOND

**THAT** the Fraser Valley Regional District Board direct staff to prepare a Request for Proposals for professional services to develop a Neighbourhood Plan for Morris Valley, Areas C on the basis on funding from Sandpiper Resort.

**CARRIED**

## 8.6 Commercial Gravel Operation Permit 2020-01 for Statlu Resources, 12 km Chehalis FSR, Electoral Area C

Moved By BALES
Seconded By RAYMOND

**THAT** the FVRD Board issue Commercial Gravel Operations Permit 2020-01 to Statlu Resources INC for the gravel operation at 12 KM of the Chehalis Forest Service Road in Area C.

**THAT** the FVRD Board direct staff to work with the Ministry of Forests, Lands, Natural Resource Operations and Rural Development and the Ministry of Transportation & Infrastructure to address community concerns regarding dust, traffic and safety associated with the Chehalis Forest Service Road.

**AND THAT** the FVRD Board direct staff to work with the Ministry of Energy & Mines to address community concerns with potential environmental impacts and potential conflicts with recreation uses associated with the Statlu Resources pit on the Chehalis Forest Service Road.

Community concerns were noted regarding dust mitigation, road usage, hours of operation and pit access. Staff noted the challenges of this permitting process where community concerns are outside the scope of *FVRD Commercial Gravel Operations Bylaw No. 1181* or the jurisdiction of the Regional District. Discussion ensued resulting in the following motion:

Moved By BALES
Seconded By DAVIDSON

**THAT** the FVRD Board refer Commercial Gravel Operations Permit 2020-01 to staff for further work with the applicant to address noted information deficiencies;

**THAT** a mail out be sent to the Morris Valley community to provide information to the about the application by Statlu Resources INC for CGO Permit 2020-01 and to invite public submissions on: 1) whether the application meets the requirements of *FVRD Commercial Gravel Operations Bylaw No. 1181*; and, 2) what site-specific permit conditions related to bylaw requirements should be considered by the FVRD Board;

**AND THAT** the FVRD Board defer consideration of CGO Permit 2020-01 to the November 24, 2020 meeting of the FVRD Board to allow opportunity for community submissions on the permit application.

**CARRIED**

## 9. OTHER MATTERS

### 9.1 Developing a Policy for Classification of Regional Versus Community Parks and Trails

Moved By RAYMOND
Seconded By DAVIDSON

**THAT** the Fraser Valley Regional District Board direct staff to develop a policy to guide the designation of parks and trails as either regional or community assets to provide clarity on the appropriate funding model.

**CARRIED**

## 10. ADDENDA ITEMS/LATE ITEMS

None.

## 11. REPORTS BY STAFF

None.

## 12. REPORTS BY ELECTORAL AREA DIRECTORS

Director Dixon reported on an Area H Town Hall Zoom Meeting, and thanked community members who helped clean debris following a recent storm.

Director Adamson reported on a Yale Ratepayers meeting that took place on October 13, 2020.

Director Engar reported on a Residents Association Ambassador Project and offered comments about the recent storm as well as the high number of fisherman in Electoral Area E.

Director Dickey commented about development occurring in Electoral Area D.

## 13. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

There were no written questions submitted with respect to items on the agenda. Staff commented that members of the public were provided the opportunity to join the Zoom call by computer or over the phone and ask questions to the Committee. It was noted that no questions were received in-person or online.

## 14. ADJOURNMENT

Moved By STOBBART
Seconded By ADAMSON

**THAT** the Electoral Area Services Committee Open Meeting of October 15, 2020 be adjourned.

**CARRIED**

The Electoral Area Services Committee Open Meeting of October 15, 2020 adjourned at 3:08 pm.

MINUTES CERTIFIED CORRECT:

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Director Bill Dickey, Chair